



**City of Big Bear Lake**

**BUILDING AND SAFETY DIVISION**

The following is a sample calculation for Building & Safety fees for a new 2,000 square foot single-family house with a 400 square foot garage, 100 square foot covered porch, and 200 square foot uncovered deck. To compute the building permit fees, the valuation needs to be determined first. Fees are subject to change.

**I. CALCULATION OF VALUATION (effective February 2017):**

Residence:	2,000 sq. ft. x \$104.00/sq. ft. =	\$208,000
Garage:	400 sq. ft. x \$51.99/sq. ft. =	20,796
Porch:	100 sq. ft. x \$21.68/sq. ft. =	2,168
Deck:	200 sq. ft. x \$21.68/sq. ft. =	<u>4,336</u>
<b>TOTAL VALUATION</b>		<b>\$235,300</b>

Building Permit Fee calculation formula:  $(( \text{Valuation} - \text{ValueAtLeast} ) / \text{Per } \$ ) = \text{Result}$   
 $\text{BaseAmount} + ( \text{Result} * \text{Amount} ) = \text{Building Permit Fee}$

(Row matches when Valuation is greater than or equal to "ValueAtLeast" column and is less than "ButNotMoreThan" column)

	Value At Least	But Not More Than	Base Amount	Amount	Per \$
1	2,001.00	25,000.00	69.25	14.00	\$1,000.00
2	25,001.00	50,000.00	391.75	10.10	\$1,000.00
3	50,001.00	100,000.00	643.75	7.00	\$1,000.00
4	100,001.00	500,000.00	993.75	5.60	\$1,000.00
5	500,001.00	1,000,000.00	3,233.75	4.75	\$1,000.00
6	1,000,001.00	9,999,999,999.00	5,608.75	3.65	\$1,000.00

Row "4" matches when \$235,300 is greater than or equal to 100,001.00 and \$235,300 is less than 500,000.00  
 $(( \$235,300 - 100,001.00 ) / \$1,000.00 ) = 135.30$   
 $993.75 + ( 135.30 * 5.60 ) = \$1,751.42$

**II. BUILDING PERMIT FEES (based on valuation):**

- 1. \$ 1,751.42 Building Permit fee
- 2. 1,488.71 Plan Check fee (85% of Building Permit fee)
- 3. 63.00 Fire Flow Review fee
- 4. 65.00 Zoning Clearance
- 5. 245.00 Approx electrical fee = \$.056 x habitable space + \$7.25 insurance fee + \$5.50 garage (per fixture/outlet – based on 5) + \$48.00 temp. power pole
- 6. 198.75 Approx plumbing fee
- 7. 118.00 Approx mechanical fee
- 8. 22.80 Strong Motion Instrumentation and Seismic Hazard Mapping fee (.0001 x valuation)
- 9. 28.00 Road encroachment fee (per driveway cut)
- 10. 258.04 Engineering Grading Plan Check Fee (verify applicability of this fee)
- \$ 4,238.72 Approx Total Building Fees**

**III. DEVELOPMENT FEES**

- 1. \$ 9,617.00 Development Impact Fees
- 2. **4,953.38** Sewer connection fee approx. (per EDU; 1 EDU assumed)—see Engineering
- 3. 1,640.00 School fees (\$0.82 per sq. ft. of habitable space effective)
- \$ 20,448.72 Approx Total Building Fees – Does Not Include Water Meter**
- Typical Water Connection Fee \$12,500 CALL DWP at (909-866-5050)**